



General Assembly

February Session, 2000

Amendment

LCO No. 5453

Offered by:

SEN. UPSON, 15th Dist.

To: Subst. Senate Bill No. 613

File No. 488

Cal. No. 360

"An Act Concerning Assignment Of Municipal Tax Liens."

1 After line 43, insert the following:

2 "Sec. 3. Section 12-195h of the general statutes is repealed and the
3 following is substituted in lieu thereof:

4 (a) Any municipality, by resolution of its legislative body, as
5 defined in section 1-1, may assign, for consideration, any and all liens
6 filed by the tax collector to secure unpaid taxes on real property as
7 provided under the provisions of this chapter. The consideration
8 received by the municipality shall be negotiated between the
9 municipality and the assignee. The assignee or assignees of such liens
10 shall have and possess the same powers and rights at law or in equity
11 as such municipality and municipality's tax collector would have had
12 if the lien had not been assigned with regard to the precedence and
13 priority of such lien, the accrual of interest and the fees and expenses
14 of collection. The assignee shall have the same rights to enforce such
15 liens as any private party holding a lien on real property.

16 **(b) Each assignee shall promptly record the assignment in the office**
17 **of the clerk or register of deeds, as the case may be, of the municipality**
18 **in which the real property is situate, and serve a photocopy of the**
19 **recorded assignment upon the local tax collector by certified mail,**
20 **return receipt requested. When assignments are not recorded and**
21 **served upon the tax collector, the tax collector and the municipality**
22 **shall be held harmless for the payment of any redemption amounts to**
23 **the holder of the assignment as appears on the records of the tax**
24 **collector.**

25 Sec. 4. (NEW) (a) Each assignee shall foreclose at the assignee's
26 expense, the right of redemption, and record the final judgment in the
27 municipality in which the land is situate not later than two years after
28 the date of the assignment by the governing body.

29 (b) The governing body on good cause shown shall have the power
30 to extend the time and to grant further extension or extensions of time
31 within which the final decree or judgment shall be recorded, provided
32 an application for such extension, further extension or extensions of
33 time shall be made to the governing body, before the expiration of the
34 two-year period or the expiration date or dates of said further
35 extension or extensions. If the final decree or judgment is not recorded
36 within two years after the date of the assignment, or on the expiration
37 of the extended time or times, the assignment shall be void, and the
38 right, title and interest of the assignee shall cease and revert to the
39 municipality."